

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 Grandvalley Drive, Chirnside Park Vic 3116

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$933,500

Property Type

House

Suburb

Chirnside Park

Period - From

01/07/2021

to

30/09/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	30 Vista Dr CHIRNSIDE PARK 3116	\$790,000	30/09/2021
2	10 Blackfriars La CHIRNSIDE PARK 3116	\$770,000	19/10/2021
3	49 Beresford Rd LILYDALE 3140	\$757,000	08/10/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/12/2021 16:03



Property Type:
Divorce/Estate/Family Transfers
Land Size: 949 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
September quarter 2021: \$933,500

Comparable Properties



30 Vista Dr CHIRNSIDE PARK 3116 (REI/VG) **Agent Comments**



Price: \$790,000
Method: Private Sale
Date: 30/09/2021
Property Type: House (Res)
Land Size: 867 sqm approx

10 Blackfriars La CHIRNSIDE PARK 3116 (VG) **Agent Comments**



Price: \$770,000
Method: Sale
Date: 19/10/2021
Property Type: House (Res)
Land Size: 1100 sqm approx



49 Beresford Rd LILYDALE 3140 (REI) **Agent Comments**



Price: \$757,000
Method: Private Sale
Date: 08/10/2021
Property Type: House
Land Size: 860 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122